

012.0

0002

0002.0

Map

Block

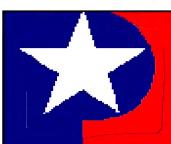
Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED: 1,009,100 / 1,009,100
 USE VALUE: 1,009,100 / 1,009,100
 ASSESSED: 1,009,100 / 1,009,100



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36-38		PONDVIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HOPKINS LAURA J	
Owner 2:	
Owner 3:	

Street 1: 36 PONDVIEW RD
 Street 2:

Twn/City: ARLINGTON
 St/Prov: MA Cntry Own Occ: Y
 Postal: 02474 Type:

PREVIOUS OWNER
 Owner 1: HOPKINS LAURA J/ETAL -
 Owner 2: FELIX CURTIS S -
 Street 1: 36 PONDVIEW RD
 Twn/City: ARLINGTON
 St/Prov: MA Cntry
 Postal: 02474

NARRATIVE DESCRIPTION
 This parcel contains .128 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2664 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
 Code Descrip/No Amount Com. Int

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z R2 TWO FAMIL 100 water
 o Sewer
 n Electri
 Census: Exempt
 Flood Haz:
 D Topo 1 Level
 S Street
 t Gas:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	5573.000	534,700	4,600	469,800	1,009,100	
Total Card	0.128	534,700	4,600	469,800	1,009,100	Entered Lot Size
Total Parcel	0.128	534,700	4,600	469,800	1,009,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	378.79	/Parcel: 378.79	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	534,700	4600	5,573.	469,800	1,009,100		Year end	12/23/2021
2021	104	FV	510,800	4600	5,573.	469,800	985,200		Year End Roll	12/10/2020
2020	104	FV	510,800	4600	5,573.	469,800	985,200	985,200	Year End Roll	12/18/2019
2019	104	FV	394,200	4600	5,573.	645,900	1,044,700	1,044,700	Year End Roll	1/3/2019
2018	104	FV	394,200	4600	5,573.	411,000	809,800	809,800	Year End Roll	12/20/2017
2017	104	FV	370,100	4600	5,573.	375,800	750,500	750,500	Year End Roll	1/3/2017
2016	104	FV	370,100	4600	5,573.	305,300	680,000	680,000	Year End	1/4/2016
2015	104	FV	330,500	4600	5,573.	305,300	640,400	640,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
HOPKINS LAURA J	33588-535	9/5/2001	Family
SERINO GARYE &	24167-385	1/14/1994	267,500 No No Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2005	432	Redo Kit	10,650					re-do bathroom als
5/16/2005	458	Manual	6,000					add columns and st

ACTIVITY INFORMATION

Date	Result	By	Name
12/20/2017	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	372	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
6/6/1996		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5573	Sq. Ft.	Site			0	80.	1.05	1									469,750						469,800	

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

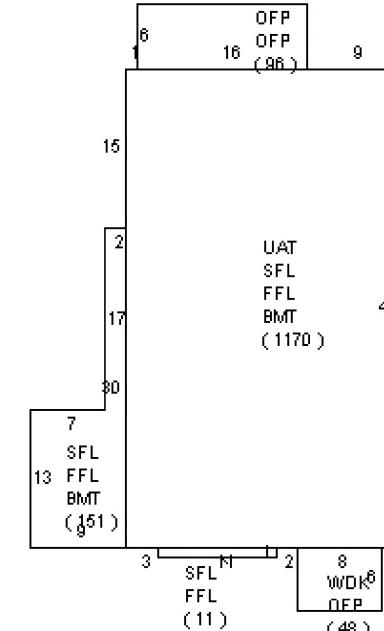
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1924	22.31	T	40	104			4,600			4,600

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 15	BRs: 6
	Baths: 2	HB: 1

OTHER FEATURES

Kits:	2	Rating: Good
A Kits:		Rating:
Fpl:	2	Rating: Average

WSFlue:		Rating:
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CONDOS INFORMATION**LOCATION****TOTAL UNITS****FLOOR****% OWN****NAME****DEPRECIATION****PHYS COND****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****26.4 %****26.4 %****CALC SUMMARY****Basic \$ / SQ:****180.00****Size Adj.:****1.04414415****Const Adj.:****0.98000199****Adj \$ / SQ:****184.187****Other Features:****135000****Grade Factor:****1.00****NBHD Inf:****1.00000000****NBHD Mod:****LUC Factor:****1.00****Adj Total:****726469****Depreciation:****191788****Depreciated Total:****534681****REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	
Additions:	1	8	3	
Kitchen:	2005			
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	2	15	6	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,332	184.190	245,338						
SFL	Second Floor	1,332	184.190	245,338						
BMT	Basement	1,321	55.260	72,993						
UAT	Upper Attic	293	73.670	21,550						
OPF	Open Porch	240	22.910	5,498						
WDK	Deck	48	15.680	753						
Net Sketched Area:				4,566	Total:			591,470		
Size Ad	2664	Gross Area	5443	FinArea	2664					

IMAGE

AssessPro Patriot Properties, Inc